

Santa Cruz Manufacturing & Distribution

211 Fern St, Santa Cruz, CA 95060

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TABLE OF CONTENTS

Executive Summary	3
Property Overview	4
Property Photos	5
Floor Plan	6 - 7
Site Plan	8
Location Map	9
Santa Cruz Overview	10
About Pac Garden Assets	11
Disclaimer	12
Appendix	

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PAC GARDEN ASSETS



EXECUTIVE SUMMARY

211 Fern St, Santa Cruz, 95060

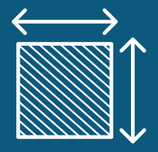
Business Asking Price

$295,000



Building Area

± 4,500 SF



Land Area

± 8,700 SF



Clear Height

14 FT



Parking Spots

11



Electrical

1200 amps, 3 phase

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Pac Garden Assets presents an opportunity to acquire an established Type 7 Volatile Manufacturing and Distribution business with two California DCC licenses and installed equipment. The ±4,500 SF Santa Cruz facility is available under a separate five-year lease, providing qualified operators an opportunity to utilize existing infrastructure rather than pursue new development.

Offering Structure

- Business & Equipment: $295,000
- Property Lease: $2.25/SF/month NNN
- Initial Lease Term: Five (5) Years

PROPERTY DETAILS

APN	001-044-35-000
ZONING	IG zoning. Single story building w/ additional mezzanine
Type 7 Manufacturing	DCC-10004761, renewed through May 24, 2027
Type 11 Distribution	C11-0001236-LIC, renewed through July 13, 2027

PROPERTY HIGHLIGHTS

- Purpose-built manufacturing and distribution infrastructure
- Two active DCC licenses, with expiration dates extending through 2027
- Five-year lease opportunity at $2.25/SF/month NNN
- Three (3) roll-up doors, secured on-site parking, and fenced perimeter

PROPERTY OVERVIEW

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Available for acquisition is a manufacturing and distribution business located at 211 Fern Street, Santa Cruz, California. The offering includes two DCC licenses and installed equipment within an approximately 4,500 square foot industrial facility situated on an approximately 8,700 square foot parcel, per county records.

The facility features infrastructure designed to support regulated manufacturing and distribution. Improvements include specialized production rooms, enhanced ventilation and HVAC systems, upgraded electrical service, fire protection and sprinklers, and a security system with controlled access.

The facility includes two C1D1 rooms, a dedicated R&D laboratory, mezzanine production space, roll-up doors, two walk-in freezers, and efficient loading areas. The secured property provides infrastructure for qualified operators seeking manufacturing and distribution capabilities.

The business is offered for $295,000, with a separate five-year facility lease at $2.25/SF/month NNN. Qualified buyers may pursue an acquisition structure subject to financial review, landlord approval, regulatory requirements, and satisfactory due diligence.

KEY TAKEAWAYS

- · $295,000 business acquisition with two active DCC licenses and installed equipment
- Five-year facility lease at $2.25/SF/month NNN, subject to landlord approval
- Two C1D1 rooms, R&D lab, walk-in freezers, mezzanine, and upgraded electrical systems
- Santa Cruz location with established industrial infrastructure and regional market access





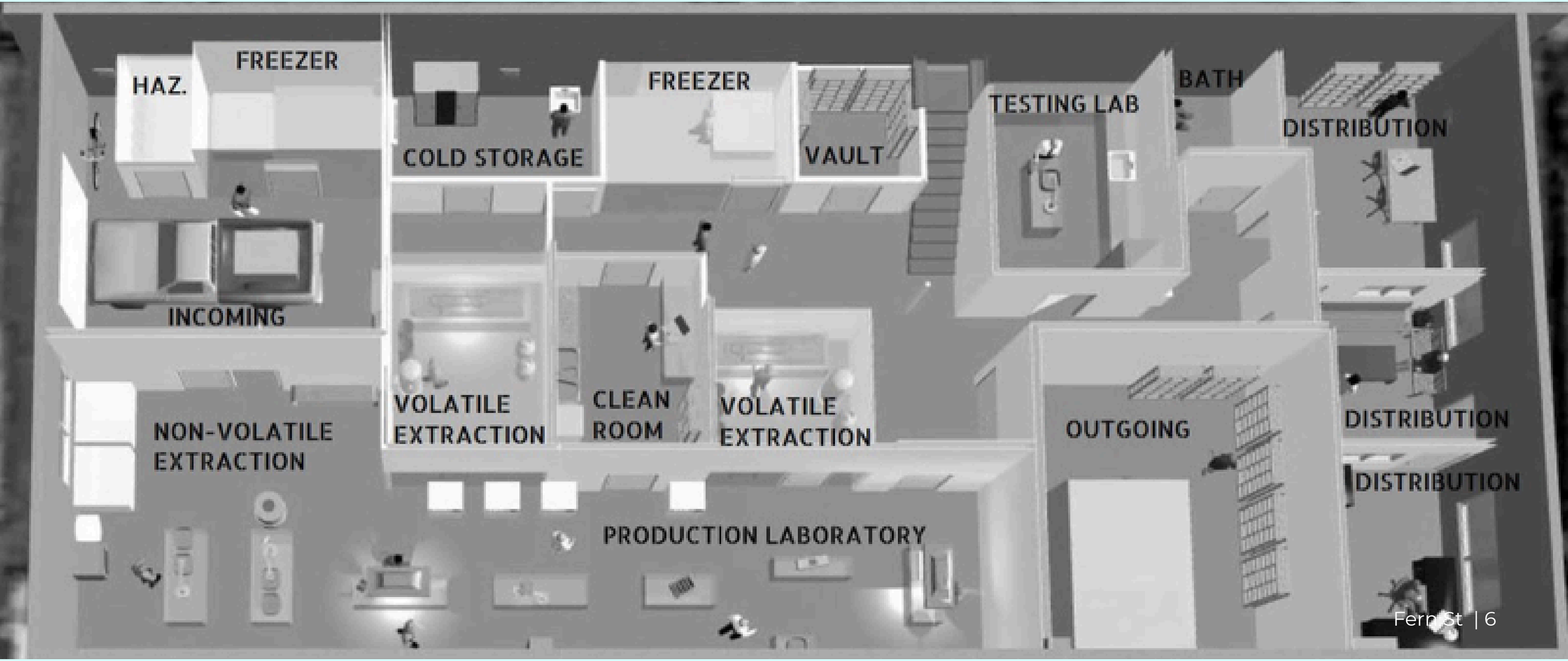




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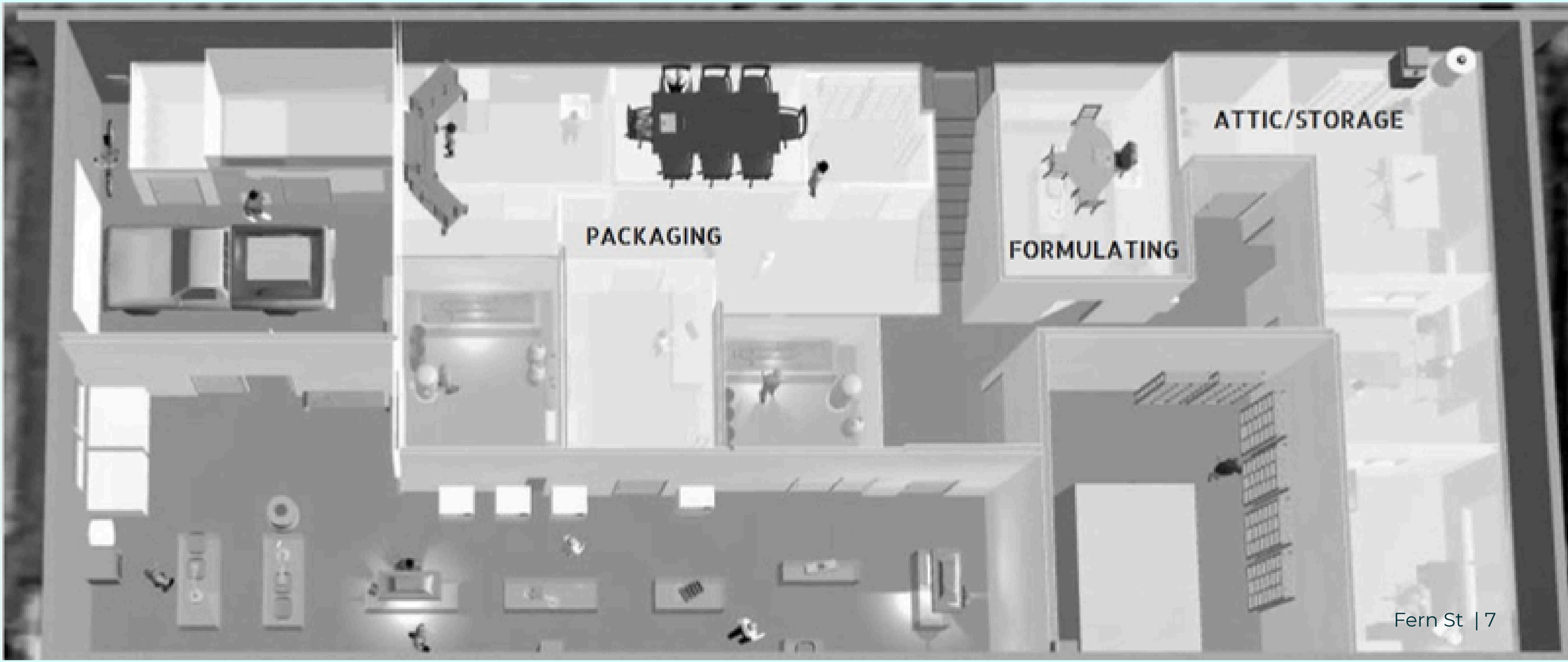
FLOOR PLAN - GROUND LEVEL

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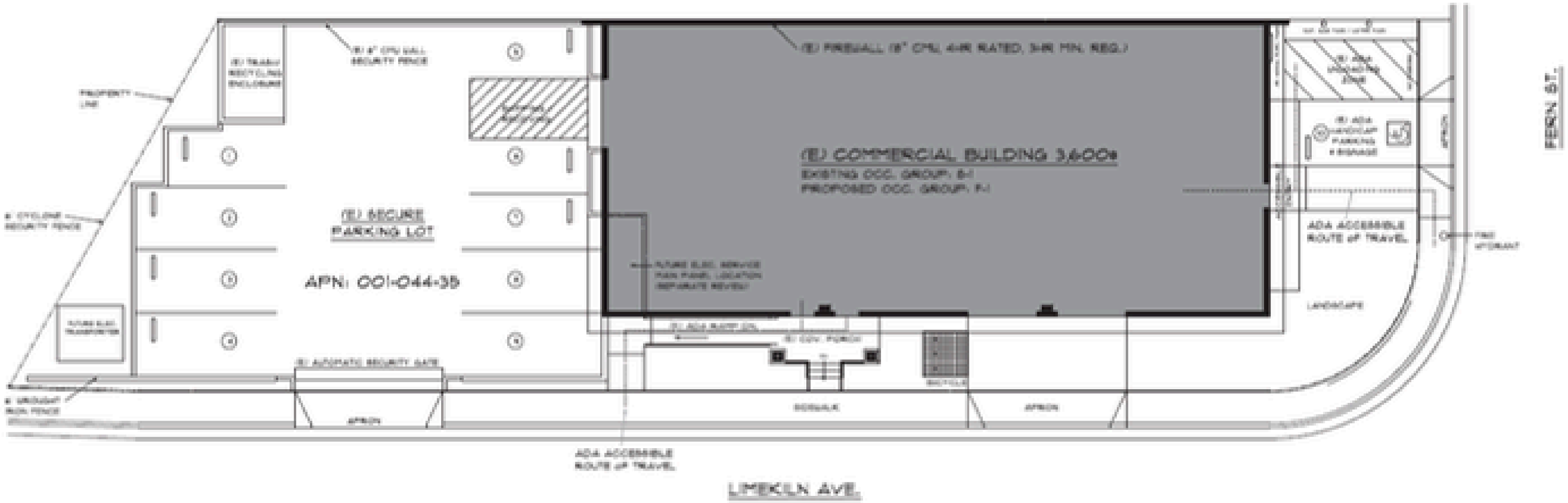
MEZZANINE

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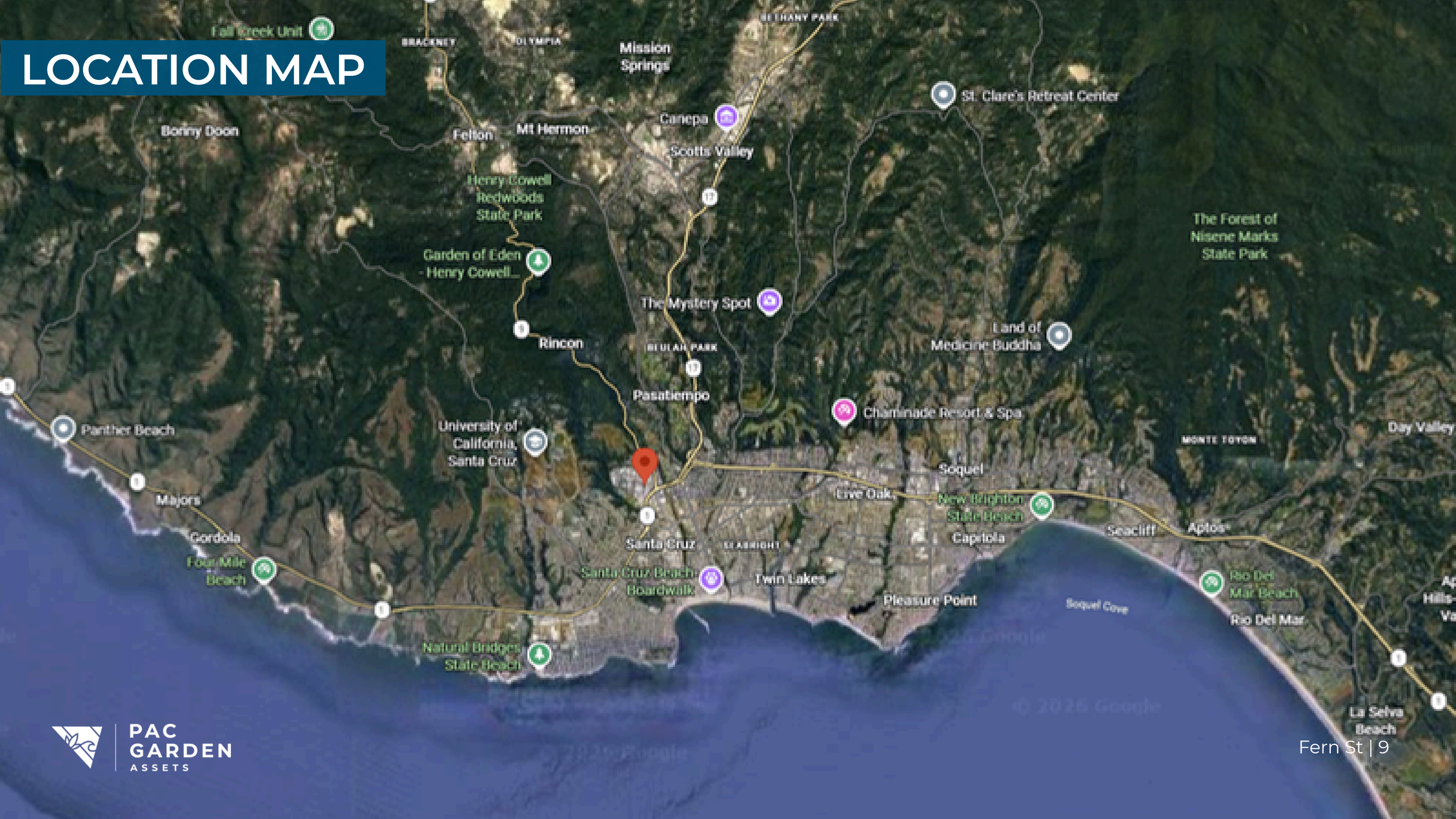


SITE PLAN

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LOCATION MAP



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SANTA CRUZ OVERVIEW

Santa Cruz at a Glance

A highly desirable market known for its coastal lifestyle, educated workforce, and proximity to NorCal economic centers. Between Silicon Valley and Monterey Bay, Santa Cruz benefits from regional connectivity, limited industrial inventory, and consistent demand for specialized commercial and industrial space.



2025 DEMOGRAPHICS (5 mile radius from 211 Fern St)

Median Income	Median Age	Population
$114,000	40	147,000

ACTIVE STATE CANNABIS LICENSES

Retail Storefront	Manufacturing	Distribution	Cultivation
22	11	21	33

ECONOMY

- Diverse and resilient local economy in a strategic Central Coast location
- Supported by education, technology, agriculture, tourism, and advanced manufacturing, anchored by UC Santa Cruz and regional innovation hubs
- Constrained industrial supply due to geographic and zoning limitations

PAC GARDEN ASSETS

ABOUT US

WHO WE ARE

Pac Garden Assets is a licensed cannabis real estate and business brokerage specializing in facilitating property and business transactions across California. With deep industry experience, we help buyers and sellers navigate a dynamic market by maximizing deal value and ensuring smooth transactions from listing through close of escrow.

WHAT WE DO

At Pac Garden Assets, we take a holistic approach to the industry. California leads cannabis innovation globally, setting the standard for genetics, brands, and operational models. The businesses and properties we help transact today will shape the next chapter of the industry.

- Licensed cannabis brokerage — property & business deals
- Deep industry expertise in a shifting market
- End-to-end support from consultation to close

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Since 2020



TRANSACTION VOLUME

$35,000,000



ASSETS TRANSACTED

20+

DISCLAIMER

Pac Garden Assets – Offering Memorandum

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Prospective purchasers and/or tenants are advised to conduct their own independent investigation and due diligence regarding the property, including but not limited to physical condition, zoning, permits, environmental matters, financial performance, suitability for intended use, and compliance with applicable laws and regulations. Any projections, opinions, assumptions, or estimates provided are for illustrative purposes only and may differ from actual results.

This Offering Memorandum is for informational purposes only and does not constitute an offer to sell, lease, or solicit an offer to purchase or lease the property. The property is subject to prior sale, lease, withdrawal from the market, or modification of terms without notice. Broker does not provide legal, tax, or financial advice. Interested parties should consult their own legal counsel, tax advisors, accountants, and other professional advisors.

Each party shall conduct its own independent investigation and due diligence.

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Appendix

Useful Links

- 3D Renderings — Click for link
- MEP Plans — Click for link
- Equipment List — Click for link
- Type 7 License — Click for link
- C-11 Distro License — Click for link